

Advance Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #13

7:30 am, October 7, 2004

Attendance

Committee Members: Morris Dunlap, Frank Garofalo, Bud Hentzen, John McKay, M.S. Mitchell, Elizabeth Bishop

MAPD staff: Dave Barber, Scott Wadle, John Schlegel

Discussion Summary

- Staff agreed to look at “squaring off” the growth area boundary for Wichita
- Staff will request water and sanitary sewer service plans from all Sedgwick County municipalities to use as a guide for determining appropriate municipal growth boundaries

1. Comprehensive Plan Update – Dave Barber

- 2030 Wichita and Small City Growth Area Map
 - Reflects updates of small city growth areas
 - Comments that the map has no legal power to enforce the growth area boundaries of small cities, but does encourage better planning
 - It was decided that the Advanced Plans Committee will spend a session discussing Equus beds and water use/supply in Sedgwick County before showing it on the Comprehensive Plan update land use map.
 - Committee members suggested that the Comprehensive Plan should include a statement requiring Sedgwick County communities to be able to prove that they can service an area before they can annex it. This statement was discussed before the Committee decided and staff agreed to request facility service plans from all Sedgwick County municipalities to use as a guide in determining the appropriateness of the draft municipal growth areas.
- 2030 Wichita Functional Land Use Classification Guide Map
 - Staff agreed to look at “squaring off” the growth area boundary for Wichita
 - John Schlegel suggested that additional interchanges be considered along the proposed NW Bypass to accommodate the interests of Colwich, and commercial development opportunities at 13th Street.
 - October 21st staff will brief the MAPC about the Comprehensive Plan updates

2. McAdams Rezoning – Dave Barber

- Staff stated that three property owners have requested to opt out of the proposed McAdams rezoning thus far.

3. Midtown Rezoning – Dave Barber, Scott Wadle

- Preliminary timetable of events:
 - October 26th – Second public meeting at MCRC
 - November 1st – Presentation of final rezoning scheme to DAB VI
 - Schedule a meeting with Advanced Plans Committee following the second public presentation and DAB VI presentation
 - November 18th – Present to MAPC and request public hearing on December 23rd
 - December 23rd – Present for public hearing and endorsement by MAPC

4. McConnell JLUS – Dave Barber

- Staff mentioned that the MAPC representative on the JLUS project was not present at the “kick-off” meeting held on October 6th.
- The consultant firm RKG out of New Hampshire has been hired to conduct the JLUS project.
- Hope to complete study by sometime in April or May 2005
- The Federal Government (OEA) has approved the grant request to assist with funding the JLUS study.
- First round of public presentations pertaining to the JLUS study will be held:
 - January 11th - Colvin Community Hall in SE Wichita
 - January 12th – Derby
- Committee members stated their desire that the study not cause properties surrounding McConnell to lose value.

5. 21st Street Revitalization Plan - Dave Barber

- Meeting nearly every week with the Steering Committee
- Staff presented the transportation plan map and the diagrams showing the West sub-area improvements
- Committee members suggested that the roadway improvements to the West Sub-area, including the one-way couplet, be completed during the early stages of the plan implementation process. This sequence of events will allow developers to be attracted to the area because of the new infrastructure, without the worry of future demolitions or major changes. This sequence of events would also lower the cost of acquiring the properties necessary for the couplet.

The Advanced Plans Committee adjourned at 8:45 a.m. Next Committee meeting scheduled for 7:30 a.m., Oct 21st (Discussion topic – Protection of municipal water supplies in the region)